

# PICTURESQUE QUOGUE, LONG ISLAND.

## SWEPT BY OCEAN BREEZES.

It is located directly on the ocean and within a short distance of Shinnecock Bay. To the north is the Great Peconic Bay and a chain of delightful villages and watering places. QUOGUE is within a short distance of Southampton, the summer home of Secretary of War Root. Between Quogue and Southampton are the famous Shinnecock Hills, the resort of artists and of wealthy New Yorkers, who have erected their villas. Splendid ocean bathing, fine sailing, shooting, delicious Shinnecock oysters, smooth roads and bicycle paths, pure pine-laden, invigorating air.

### OUR PROPERTY

**Consisting of superb villa sites, cottage sites and business lots, near ocean beach and bathing, affords a chance for investment seldom equalled and never excelled. More than \$1,000,000 worth now placed on sale and rapidly being taken by shrewd investors.**

**This Property** comprises a beautiful tract in the very heart of the best and most attractive section of Long Island, where property is most rapidly enhancing in value. It is surrounded by the most beautiful and best patronized villages and summer resorts on Long Island—beautiful drives, splendid bathing, boating, fishing and duck shooting. Homes of millionaire New Yorkers are as plentiful as the birds in the air and millions of dollars are being invested here yearly.

All lots are high, dry, generally level, but gently rolling in places. **There is not a particle of swamp, low, hilly or rocky land on this whole beautiful tract.**

### PROPERTY VALUES BOOMING.

Extract from Brooklyn "Daily Eagle," April 8, 1902.

"Property values at Quogue are said to have increased fully 25 per cent. within the past year; land that sold for \$1,250 an acre last year now being worth from \$1,500 to \$1,600 an acre."

It goes without saying, that as the section about Quogue, Good Ground and vicinity becomes still better known, real estate will be at a premium, in fact that it will be difficult to buy except at fancy figures. All the desirable parcels of land nearer the metropolis have been bought up. No one wants to sell, and the consequence is that those who desire to invest in Long Island land are obliged to go farther and farther east, but owing to the increase

of Long Island Railroad trains the time consumed in traveling to and from even the most distant points is constantly being reduced.

### THE GARDEN SPOT OF NEW YORK.

Some of the finest market gardens in the world are on Long Island, while Long Island potatoes are noted the world over. The great potato-raising section is at the east end of the island, where more potatoes to the acre are produced than in any other portion of the United States. The Great South Bay washing 60 miles of the shores of Long Island makes a natural breakwater against the fury of the sea, and at the same time provides a field for aquatic sports, boating, fishing and duck shooting unequalled anywhere. All along this wonderful bay are inlets, bays and coves, and into it run innumerable small streams. Scattered along the shores are towns, villages and hamlets which only a few years ago were inhabited mainly by a farming population, but which more recently have become the homes of gentlemen doing business in the city, or who come in throngs during the summer season to make their homes in these very picturesque localities. Now, instead of the hay rigging or the mowing machine, the most familiar sight is the dog-cart, the tally-ho and the automobile. Villages which a few years ago were devoted almost exclusively to agriculture or fishing have become populous towns and centres of wealth, fashion and culture. The Great South Bay is the sporting ground of a chain of summer resorts extending from Coney Island to Montauk Point, and many of the visitors to these resorts are so much pleased with the facilities of the country, for health and pleasure that they locate their summer homes among the pines or along the shores, and others become permanent residents.

## BEAUTIFUL SOUTH-MORICHES AND SHINNECOCK BAYS

Along these picturesque waterways are many prosperous villages. Across the railroad front is located the property described by the map sent herewith. **Quogue is the first village on the south side of Long Island which affords direct access to the ocean.**

This beautiful and popular village is located between Moriches Bay and Shinnecock Bay, and as previously stated, old ocean comes to the very back doors of its residents. It was here that Daniel Webster, DeWitt Clinton and other celebrated men made their summer homes and spent days in shooting, fishing and sailing. To-day hundreds of wealthy New Yorkers own beautiful homes and cottages here. To the north of Quogue, and on a direct line with the property offered for sale, is Riverhead, the county seat of Suffolk County and one of the most enterprising and pushing communities on the island. Here are located the County Court-house, Riverhead Savings Bank, several manufacturing establishments, and a number of first-class stores. Riverhead has a number of churches, a lecture bureau, an athletic association; and a trolley line which will run through our property connecting Quogue and Riverhead is under discussion.

## THE WISDOM OF INVESTING IN LAND

Read what the great John Jacob Astor had to say

"**BUY LAND, BUY NOW.**"

"Try to get possession of some land by saving your money. Land near great cities of rapid growth is likely to be exceedingly valuable. Good land is sure to grow in value. There are boys now living who will witness an increase of population until this nation reaches 150,000,000."

An eminent divine once said: "Buy a lot and become a partner with nature."

**A purchase made now, be it ever so small, will not only be a splendid paying investment, but may be the stepping-stone to a fortune.**

Real estate investments are **solid, safe, sure.** They grow and increase in value from year to year. While you sleep it is growing in value.

There is no time like the present. Buy while lots are cheap.

## THE GREAT LONDON OF AMERICA

Everyone knows of the great plans of the Pennsylvania Railroad to make the Long Island Railroad the Trans-Atlantic route to Europe, thus shortening the time 24 hours.

Long Island has been most fittingly named the Sanitarium, Summer Home, and Garden Spot of the greatest city of America. Nowhere else can be found more costly villas or handsome parks. It is now the fruit and vegetable growing district of the State. Its berries, melons, vegetables and apples are known and appreciated everywhere.

## HOW ABOUT TITLE.

The matter of title is an important one, and to remove from your mind beyond the question of a doubt, as to its being perfect, we have made the following arrangement.

We furnish each person who secures a deed from us with a certified copy of abstract of title certified to by the County Clerk of Riverhead under his official seal, showing that property is free and clear of any kind of encumbrance and that the title is perfect.

In case you want to sell your property or borrow money, all you have to do is to produce a copy of the abstract of title, certified to by the County Clerk, showing that it is free and clear, and that there is no claim whatever against it.

You will see that we have spared no expense to insure you and protect you in every way. If you had to employ a lawyer to do this it would cost you \$25 to \$50.

## SECURE PROPERTY NOW.

It is the object of the Company to encourage those who desire to secure lots or villa sites with a view to improvement, and to assist them.

One-half of all this property will be reserved by the Company, it being their policy to dispose of one-half and hold the balance so as to participate in the large advance which must surely follow.

Purchasers are not, however, compelled to build. The purchaser can hold as an investment as long as desired.

## PROFITS 100 TO 1,000 PER CENT.

We unhesitatingly and unqualifiedly state that investments on Long Island to-day will pay from one hundred to one thousand per cent. We believe an investment at Quogue with us will pay more than this.

We have sold over \$1,500,000 worth lots and villa sites in the past few years. We not only build homes for the people on easy payments, but develop properties, build up towns and summer resorts. **We have never failed to make our patrons money** and take this way to make ourselves known to you—to make you money and to make money ourselves.

We can make you a few hundred or a few thousand dollars easily. **"Money invested in real estate brings fortune."** No truer saying was ever made. Real estate in and around New York is having a tremendous boom.

## Enormous Demand by the Wealthy Class.

Not a day passes but some extensive tract is purchased by some wealthy man, who immediately proceeds to lay out a magnificent estate. On Long Island are the extensive estates of the late Charles Pratt, which is at Glen Cove; the home of the late Charles P. Dana is at the same place. The estate of William C. Whitney is at Wheatley Hills; Howard Gould, Port Washington, William K. Vanderbilt, at Oakdale; F. C. Bourne, president of the Singer Sewing Machine Company, also at Oakdale; Perry Belmont, at Babylon; August Belmont at Hempstead, and President Roosevelt at Sagamore Hill, Oyster Bay. These are only a few of the well-known men of wealth and position, who have shown their appreciation of the attractions of Long Island. Their coming has influenced others, until the available sites for homes are steadily reduced. When wealthy men show by their example that they believe in investing money in real estate, men of smaller means may well follow their example. The ownership of land, be it ever so small, gives a man courage and makes him feel that he is really a capitalist, even though it be on a small scale. He saves a few dollars monthly and goes about his work with more confidence. He feels that he has got something to live for. The hope is aroused in his breast that he may one day establish a home for himself, where beneath his own vine and fig tree, he may sit down and eat the fruits of economy and frugality in peace and comfort.

The map sent herewith shows the location of each block and lot, also a bird's-eye view of Quogue taken from official map.

Address,

NEW YORK SUBURBAN DEVELOPMENT CO.,

1229-30 Park Row Building, New York

# LONG ISLAND.

**Every Choice Locality Where All Localities are Choice, Right at the Door of the Metropolis, with Pure Air, Water from Artesian Wells and Natural Drainage, and Reached by a Multiplicity of Trains on the Long Island Railroad.**

Long Island furnishes New York City the suburban blessings which would otherwise be denied the metropolis of America. It is the natural outlet for the surplus population, where health and comfort can be gained in the quickest possible time and at an expense graduated to any purse, long or short.

Within Long Island's ocean and sound bound territory are contained all the varieties of nature which appeal to man. The ocean washes its outer edge; in its center are the sylvan groves and the rural views dear to many; on its northern side is the backbone of the island, hills that are almost mountains lifting themselves from the very edge of Long Island Sound to a height affording ocean views—all are combined in the region reached by the Long Island Railroad.

Peculiarly attractive to the business man of the metropolis, the opportunities for the man of small means have been lost sight of. There is room on this great island, however, for hundreds of thousands of men who are fondly looking for a little place where they can live in independence far from the maddening crowd and yet near enough for occasional returns to the city, where the struggle may have been fierce, but the victory sweeter on that account.

Thousands of men who have saved a little competence are looking for homes where they can be lords of the soil, and nowhere do such opportunities offer as on Long Island.

## **FOR SMALL CAPITALISTS.**

One of the best reasons for the man of family in the city to pull up stakes and get down on Long Island near or far—is the promise of health, a promise never broken. Summer or winter the island is an ideal spot. The entire Atlantic coastline can be scanned without finding a better section.

## **NEED LOOK NO FURTHER.**

Summed up, the beauties of Long Island lie in their varied charms. Right at the door of the metropolis opens the charming expanse of seabound land with its greensward, its white beaches, its beautiful bays, its hills, valleys, springs, lakes and rivers. Long Island is a miniature continent. It holds a goodly part of the metropolis and gives its inhabitants ocean parks. To those who can get away from the multitudes it offers health and competence to those who long for a little place of their own, and is not the great majority of the world's workers in that class?

To fly to nature is not to dodge the battle, but to make it possible for Yorktown to follow Bunker Hill. With the health gained on Long Island wealth can be more easily earned and more wisely used afterward.

## **Popular Trip Over the South Shore Line of the Long Island Railroad, Where the South Wind Brings the Salt Breezes from Ocean Spray to the Dweller and the Traveler.**

The Long Island town is always a pretty sight and the general rule that a railroad goes through the poorest part of any settlement, large or small, is a general exception on Long Island. The fact is that Freeport, Massapequa, Amityville and all the rest of the island towns are presentable in every part, and many of the finest properties are adjacent to the tracks and the station.

The three places mentioned are taken as samples of the remainder. They contain good hotels and fine residences, the homes of people of Greater New York, many of whom live there for a part if not all of the year. The nearness to the city combined with the beauty of the location, makes them attractive.

The group of villages along the Great South Bay forms a summer colony extending many miles almost in an unbroken line. Babylon is the first, followed by Bayside, Islip, Oakdale, Sayville, Bayport, Blue Point and Quogue. Besides the summer population, however, these towns have a permanent, thriving population, having a pride in the natural beauties of the section which have drawn the cultivated, traveled people of the metropolis to make their homes here.

## **BEAUTIFUL, HISTORICAL QUOGUE.**

Quogue, one of the oldest and most historical towns on the Island, probably has more advantages and attractions than any other, from its beautiful and peculiar location. Situated directly on the ocean it not only is one of the coolest spots, but it has the advantages of the ocean surf bathing, while East or Moriches Bay to the west and Shinnecock Bay to the east afford sport in sailing, fishing and hunting. Thousands of ducks swarm these bays at certain seasons of the year and hundreds of sportsmen take advantage of the fact.

Hundreds of New Yorkers follow in the footsteps of Daniel Webster and make this their summer home.

# SUBURBAN POSSIBILITIES.

**320,000 Can Be Carried an Hour.**

The following is an extract from a speech delivered by MR. W. H. BALDWIN, President of the Long Island Railroad, which is now owned by the PENNSYLVANIA CO., at the WALDORF-ASTORIA HOTEL, this city, April 2d.

"When this great PENNSYLVANIA TUNNEL is completed, we will be able to take people 35 to 40 miles in the country in about 15 minutes, and in a few years the whole of Long Island will look like a continuous village. In addition to this we will be able to carry 320,000 persons an hour, from New York across East River to Long Island, where the present carrying capacity is only 40,000."

Editorial from "New York Herald," April 5th, 1903.

## **Pennsylvania Railroad's Novel Plan for an Express Service over all Long Island**

**Territory will be Divided into Six Sections and Stops will be Arranged so as to Cut Down  
the Running Time in Each**

Long Island will lose its length and will be telescoped into a series of chronometric sections when the East River Tunnel is completed and the plans of the Pennsylvania Railroad for suburban schedules there are put into effect. The plan is an ingenious one, calculated to fit the ideas of residents in every section served by the suburban trains that will pass under the river.

It divides Long Island into six sections. Every point from the first will be reached in twenty minutes from Herald Square; every point in the second in forty-five minutes; the third, sixty minutes; the fourth, ninety minutes; the fifth, 105 minutes, and the sixth—Montauk Point—in 130 minutes.

The first line is drawn from Port Washington on the north shore to Long Beach on the south. All this area will be served by local trains and cars propelled by electricity that will stop at every station and will make all the minor stations within the limits of that line in twenty minutes or under.

The towns on the extreme limits will be reached in twenty minutes by express trains from Herald Square which will make their first stops at Port Washington and Long Beach, and other trains on the limit line of the twenty minutes schedule or close to that limit. After passing the limit line these trains will be locals within the next time area of forty-five minutes.

Next will be the area within a line from Cold Spring on the north to Babylon on the south. From the first line Port Washington to Long Beach—the express trains to that line will serve the intervening area as locals, with express trains making but one stop, reaching the towns on the limit of forty-five minute area in that time. They in turn will be locals for the minor stops in the third area, which is sixty minutes from Herald Square.

The third area will have a limit of a line drawn from St. James to Great River, the fourth a line from Wading River to Eastport, and the fifth area limited by a line from Peconic to Southport, time, 105 minutes, with a final limit of thirty minutes to Montauk Point.

This ingenious plan will give practically an express service to every point on Long Island for suburban dwellers there. To the south the time to Trenton will be reduced to sixty minutes and to Philadelphia in ninety minutes.

## **WE WANT AGENTS.**

For years we have employed agents in all parts of the United States and Canada. Some make a permanent business of it and earn from \$600 to \$3,000 per year, others only use a part of their time, and another class who do not care to make a business of it simply work a little among their friends. This class send us more business than any other because they all have some friends who are looking for a good investment, and it is easy to sell a number of lots in one's own neighborhood.

We employ no agents, however, unless they are themselves lot owners, because one owning lots can sell more and sell them easier.

Besides a cash commission of 20 per cent. which we pay for selling lots, you also have a chance to win one of the cash prizes in our \$1000 prize contest for selling the most lots.

We send each agent a CERTIFICATE OF AGENCY and all necessary literature to aid them in the work. If you can accept an agency please let us hear from you.

**N. Y. SUBURBAN DEVELOPMENT CO.**

FORM OF

# Certificate of Title

**And Agreement and Guarantee Providing for Payment of all Taxes  
and Assessments for Five Years.**

State of New York, }  
County of Suffolk, } ss.  
County Clerk's Office. }

I, SOLOMON KETCHUM, Clerk of Suffolk County, in the State of New York, do hereby certify that I have searched the records in said office (and in the office of the County Treasurer of Suffolk County) for incumbrances affecting the property of the New York Suburban Development Company as conveyed to said Company by deed recorded in said office in Liber 528 of Conveyances, page 234, described as follows, viz:—

NOTE:— [Here follows long description of property which space will not permit printing here, but which is sent with each Deed we give to property, properly signed and acknowledged and executed by the Company ]

and find that the property at this date is free from any incumbrance by mortgage, judgment or arrears of taxes; and further certify the map above referred to is on file in and forms part of the records of said office.

WITNESS my hand and official seal, at Riverhead, N. Y., this 31st day of December, A. D., 1902.

SOLOMON KETCHUM,  
Clerk of Suffolk County.

## Agreement and Guarantee as to payment of Taxes for 5 Years.

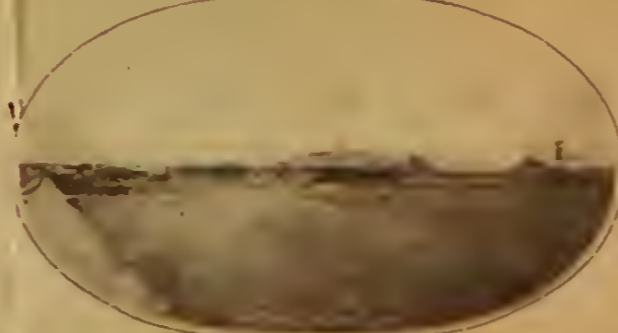
*THE N. Y. SUBURBAN DEVELOPMENT COMPANY of the City of New York hereby promises, covenants and agrees to and with the holder of the Deed for and the owner of the tot or lots of the Block attached to the foregoing Certificate of Title, to pay all Taxes and Assessments of every character that may be levied upon said lot or lots for the years 1904, 1905, 1906, 1907, 1908.*

*In Witness Whereof, The said NEW YORK SUBURBAN DEVELOPMENT COMPANY has caused its corporate seal to be hereunto affixed and this agreement to be signed by its President and attested by its Secretary this            day of            , A. D., 1904.*

(Signed)

THE NEW YORK SUBURBAN DEVELOPMENT CO.

HENRY C. SCHRADER,  
President.



PHOTOGRAPHIC VIEWS OF RESIDENCES, HOTELS, CLUB HOUSE AND BIRD'S-EYE VIEW OF QUOGUE



PICTURESQUE LONG ISLAND.

—The Most Remarkable Land in the World—  
 THE "IDEAL RESORT" OF 4,000,000 NEW YORKERS. DELICIOUS CLIMATE.  
 CHARMING MARINE VIEWS.  
 —PLEASANT SAILING, BOATING, BATHING, FISHING AND DEER SHOOTING—  
 Frequent Fast Trains to New York City.

SUBURBAN HOMES.

Long Island presents to-day the greatest field for  
 Development for Summer and Suburban Homes and for Invest-  
 ments of any Section of the United States.  
 IT IS YOUR OPPORTUNITY.  
 Its scenery, comprising valley, hill and plain, is unrivalled  
 in diversity as is its soil, and its forests are stately.

PROPERTY OF THE  
 NEW YORK

SUBURBAN DEVELOPMENT CO.

NEW YORK CITY, N. Y.

EVERY LOT AND VILLA SITE

—IS CONVENIENTLY NEAR THE LONG ISLAND RAILROAD—  
 Splendid Ocean Beach and Bathing, Summer, Winter, Post-Office and  
 Hotels where thousands of people have happy homes. Location is entirely free  
 from malaria, mosquitoes, dirt, smoke, filth and disease.  
 Natural Drainage, the Most Perfect in the World  
 Purest Water, and every Lot and Villa Site high, dry, health giving land.

BEAUTIFUL QUOGUE

Directly on the Ocean to the south of our property. This is  
 one of the most beautiful towns on Long Island and contains  
 the beautiful and costly villas of many prominent New Yorkers.  
 Swept by Ocean Breezes, it is a great Summer Resort  
 As well as a delightful winter home, having all the modern conveniences of a large city.



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